

642

642

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, January 11, 1972, in the Council Chamber, at approximately 9:30 a.m.

PRESENT: His Worship the Mayor  
Aldermen Adams, Bird, Broome, Calder,  
Hardwick, Linnell, Phillips,  
Rankin, Sweeney and Wilson.

CLERK TO THE COUNCIL: R. Thompson.

PRAYER The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Alderman Hardwick,  
SECONDED by Alderman Sweeney,

THAT the Minutes of the First Council Meeting - 1972, dated January 5, 1972, be adopted.

- CARRIED.

COMMITTEE OF THE WHOLE

MOVED by Alderman Hardwick,  
SECONDED by Alderman Broome,

THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED.

UNFINISHED BUSINESS

1. Appointments:  
Standing Committees, 1972

MOVED by Alderman Adams,

THAT the Standing Committees for 1972 be reappointed as follows, with Chairmen and Vice-Chairmen as shown, pursuant to the recommendation of His Worship the Mayor:

FINANCE

Chairman  
Vice-Chairman

Alderman Adams  
Alderman Phillips

GENERAL PURPOSES

Chairman  
Vice-Chairman

Alderman Broome  
Alderman Sweeney

(continued)

UNFINISHED BUSINESS (continued)

Appointments:  
Standing Committees, 1972 (cont'd)

HEALTH AND WELFARE

Chairman	Alderman Linnell
Vice-Chairman	Alderman Rankin

PLANNING AND DEVELOPMENT

Chairman	Alderman Bird
Vice-Chairman	Alderman Hardwick

TRANSPORTATION

Chairman	Alderman Wilson
Vice-Chairman	Alderman Calder

- CARRIED.

2. Appointments to Boards,  
Commissions and Committees: 1972

Further consideration was given to His Worship the Mayor's recommendations with regard to Council appointments to certain Boards, Commissions and Committees for the year 1972, and after due consideration and amendment in respect to the Greater Vancouver Regional District and Regional Hospital District, it was

MOVED by Alderman Broome,

THAT the following appointments be approved.

VANCOUVER	
ATHLETIC COMMISSION	- Alderman Sweeney
VANCOUVER CIVIC	
AUDITORIUM BOARD	- Alderman Broome
VANCOUVER	
CITY PLANNING COMMISSION	- Alderman Wilson
CIVIL DEFENCE BOARD	- Mayor Campbell (Chairman)
	- Alderman Wilson
DETOXIFICATION CENTRE SOCIETY	- Alderman Wilson
DOWNTOWN PARKING CORPORATION	- Alderman Linnell

(continued)

Regular Council, January 11, 1972 . . . . . 3

UNFINISHED BUSINESS (continued)

Appointments to Boards,  
Commissions and Committees: 1972  
(continued)

GREATER VANCOUVER REGIONAL DISTRICT  
AND  
REGIONAL HOSPITAL DISTRICT

- Mayor Campbell - 5 votes
- Alderman Bird )
- Alderman Broome ) 4 votes
- Alderman Sweeney) each
- Alderman Wilson )

ALTERNATES -

- for Mayor Campbell - Alderman Linnell
- for Alderman Bird - Alderman Phillips
- for Alderman Broome - Alderman Adams
- for Alderman Sweeney - Alderman Calder
- for Alderman Wilson - Alderman Rankin

GREATER VANCOUVER REGIONAL DISTRICT  
JOINT WATER AND SEWER COMMITTEE

- Alderman Adams

GREATER VANCOUVER VISITORS AND  
CONVENTION BUREAU

- Alderman Calder

INDUSTRIAL DEVELOPMENT COMMISSION  
OF GREATER VANCOUVER  
VANCOUVER PUBLIC  
LIBRARY BOARD

- Alderman Hardwick
- Alderman Hardwick

LOWER MAINLAND MUNICIPAL ASSOCIATION

- Alderman Phillips

METROPOLITAN BOARD OF HEALTH OF  
GREATER VANCOUVER

- Alderman Phillips

OFFICIAL TRAFFIC COMMISSION

- Alderman Linnell
- Alderman Rankin

PACIFIC NATIONAL EXHIBITION -  
ADVISORY DIRECTORS

- The whole Council

PACIFIC NATIONAL EXHIBITION -  
EXECUTIVE (Special Council Representative)-

- Alderman Adams

REMEMBRANCE DAY COMMITTEE

- Alderman Wilson

VEHICLES-FOR-HIRE BOARD

- Alderman Rankin

- CARRIED.

UNFINISHED BUSINESS (continued)

Delegation Matters:

It was agreed to defer the following matters pending the hearing of delegations later this day:

- (a) Park Board:  
Queen Elizabeth Park Restaurant
- (b) Rezoning Application: E/S Moss Street and W/S Fairmont Street between Horley and the lane North of Kingsway.

COMMUNICATIONS OR PETITIONS

- 1. Appeal: Application for Publishing  
License - Mr. A. H. Worthington

MOVED by Alderman Bird,

THAT, pursuant to a Letter of Appeal received, the Council hear the Appeal of Mr. A. H. Worthington from the refusal by the License Inspector of application for a license to carry on the business of publishing, at a date to be set by the City Clerk within the next two weeks.

- CARRIED.

- 2. Invitation: Munich Olympics -  
Lord Mayor of Munich

His Worship the Mayor submitted a communication from the Oberbürgermeister of the City of Munich, dated December 14, 1971, advising of the Twentieth Olympic Games, to be held from August 26 to September 10, 1972, in Munich, and issuing an invitation to His Worship the Mayor and Mrs. Campbell to be in attendance.

MOVED by Alderman Broome,

THAT His Worship the Mayor be authorized to accept this invitation.

- CARRIED.

- 3. Juvenile Breaking and Entering  
Offence Situation: The Corporation  
of the City of Port Coquitlam

MOVED by Alderman Broome,

THAT the communication, dated December 17, 1971, from The Corporation of the City of Port Coquitlam, forwarding a resolution requesting support of its action set out in a letter sent to the Attorney-General's Department regarding Juvenile Breaking and Entering Offence Situation, be received.

- CARRIED.

Regular Council, January 11, 1972 . . . . . 5

COMMUNICATIONS OR PETITIONS (continued)

- 4. Application to Amend Zoning By-law:  
Denman Place as a Hotel

MOVED by Alderman Bird,  
THAT, pursuant to a request received, approval be given to Mr. W. A. Street, Barrister, to appear before Council as a delegation in respect of the application to amend the Zoning By-law to provide for Denman Place to be used as a hotel.

- CARRIED.

- 5. Vancouver Fraser Regional District:  
Township of Langley

MOVED by Alderman Wilson,  
THAT the communication from The Corporation of the Township of Langley, dated January 3, 1972, relative to the budget of the Vancouver Fraser Regional District, be deferred for consideration under "Motions" later this day.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS

- A. Board of Administration  
General Report, January 7, 1972

Works and Utility Matters

Request for Closure of 47th Avenue -  
Laburnum St. to Lane West of Cypress St.  
(Clause 4)

In considering this Clause, it was noted that several delegation requests had been received. It was, therefore,

MOVED by Alderman Bird,  
That consideration of this Clause be deferred, pending the hearing of delegations.

- CARRIED.

Balance of Works and Utility Matters

MOVED by Alderman Broome,  
THAT Clauses 1, 2 and 3 of the report of the Board of Administration (Works and Utility Matters), dated January 7, 1972, be adopted.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Board of Administration  
General Report, January 7, 1972 (cont'd)

Building and Planning Matters

3183 Queens Avenue: Request for  
Driveway in Front Yard -  
Mr. and Mrs. D. Walters  
(Clause 1)

In consideration of this Clause, it was

MOVED by Alderman Broome,

THAT permission be granted to Mr. Walters to appear as a  
delegation before Council, in support of his position, as soon  
as convenient.

- CARRIED.

Use of Building 14 -  
St. Roch Restoration  
(Clause 2)

MOVED by Alderman Rankin,

THAT this Clause be referred back to the Board of Adminis-  
tration for report, after obtaining the required information,  
such as, the length of time Building 14 would be required by the  
federal government in connection with the St. Roch Restoration  
work, and the space required, together with other pertinent in-  
formation.

- CARRIED.

Balance of Building and Planning Matters

MOVED by Alderman Bird,

THAT Clause 3 of the report of the Board of Administration  
(Building and Planning Matters), dated January 7, 1972, be  
received.

- CARRIED.

Fire and Traffic Matters

La France Fire Engine  
(Clause 1. A.)

MOVED by Alderman Wilson,

THAT the offer of the Village of Zeballos, of \$550.00, for  
the 1947 La France fire engine, be accepted.

- CARRIED.

MOVED by Alderman Adams, in amendment:

THAT the offers from the Village of Zeballos and Lever  
Arms Service Ltd. be rejected, and the equipment be put to auction  
at a future date.

- LOST

(The Motion of Alderman Wilson was put and CARRIED.)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Board of Administration  
General Report, January 7, 1972 (cont'd)

Fire and Traffic Matters (continued)

1943 Bickle-Seagrave Fire Engine  
(Clause 1. B.)

In considering this Clause, a communication was noted from Heritage Village, under date of January 10, 1972, requesting additional time to give the whole matter further consideration relative to the 1943 Bickle-Seagrave Fire Engine. It was, therefore,

MOVED by Alderman Bird,

THAT consideration of Clause 1. B. be deferred, pending receipt of further information from Heritage Village.

- CARRIED.

Finance Matters

Authority to Invest Funds  
(Clause 2)

MOVED by Alderman Adams,

THAT the recommendation contained in this Clause be approved, except that the Chairman of the Finance Committee be included with the Board of Administration in the matter of consultation.

- CARRIED.

Balance of Finance Matters

MOVED by Alderman Broome,

THAT Clauses 1 and 3 of the report of the Board of Administration (Finance Matters), dated January 7, 1972, be adopted.

- CARRIED.

B. Personnel Matters,  
Supplementary Report,  
January 7, 1972

MOVED by Alderman Phillips,

THAT the report of the Board of Administration (Personnel Matters), dated January 7, 1972, be adopted.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

C. Property Matters,  
January 7, 1972.

Request - Mrs. May C. Gutteridge for  
Free Use of Premises at 258 Powell Street  
for Clothing Depot (Gastown Workshop)  
(Clause 6)

MOVED by Alderman Hardwick,

THAT the premises at 258 Powell Street be made available  
to Mrs. May C. Gutteridge, in connection with a clothing depot,  
on a month-to-month lease, on a nominal rental basis.

- CARRIED UNANIMOUSLY.

Sale: Site No. 11, Area B Champlain Heights  
South Side of Rosemont Drive, East of Kerr  
Senior Citizens' Housing  
Clause (4)

MOVED by Alderman Bird,

THAT approval be given to this Clause, after adding the  
following as recommendation (f):

"(f) Public utility easement over the  
southerly ten feet."

- CARRIED.

Balance of Property Matters,  
January 7, 1972:

MOVED by Alderman Bird,

THAT Clauses 1, 2, 3 and 5 of the report of the Board of  
Administration (Property Matters), dated January 7, 1972, be  
adopted.

- CARRIED.

D. Indigent Burials

The Board of Administration submitted a report from the  
Corporation Counsel, under date of January 7, 1972, advising of  
the historic position in respect of a contract for burial of  
indigents, and advising of a letter from Mr. Walter S. Owen,  
Barrister, on behalf of nine funeral parlours, asking that nego-  
tiations be commenced for a new agreement, on a rotation basis,  
with various funeral parlours, at an agreed fee.

The Board of Administration submitted a further report,  
dated January 7, 1972, reading as follows:

"The Director of Welfare and Rehabilitation reports as follows:

"On August 4, 1970, City Council passed the following motion  
in connection with a report from the Board of Administration dated  
July 31, 1970.

'That a contract for indigent burials be entered  
into with First Memorial Services Limited on the  
basis of its offer of \$185 including ministerial  
fee; the contract to be on a one year basis and  
satisfactory to the Corporation Counsel.'

(continued)



BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Indigent Burials (continued)

The City of Vancouver entered into a contract with First Memorial Services Limited for the period April 8, 1971 up to and including April 7, 1972.

Shortly after Council decided to enter into a contract with First Memorial Services Limited, a number of other funeral homes expressed verbal and written opposition to His Worship the Mayor. They felt that the awarding of the contract should have been done by tender.

On November 6, 1970, His Worship the Mayor wrote to Messrs. Owen, Bird & McDonald, solicitors for a number of Vancouver funeral homes, advising that when the contract with First Memorial expires, arrangements will be made in advance for the calling of bids from the various funeral undertakers.

Our experience with First Memorial Services has been most satisfactory. In addition, the use of one funeral home as opposed to a rotation system which was employed in previous years has proven to be a more effective way of providing this service.

RECOMMENDATION:

THAT the Director of Welfare and Rehabilitation in co-operation with the Corporation Counsel and the City Purchasing Agent prepare an outline of services to be included in a contract relative to burial of indigents, and to request competitive bids by way of the City's formal tender document."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Welfare and Rehabilitation be adopted. "

AMENDED  
SEE PAGE  
Feb. 8/72 Council

MOVED by Alderman Phillips,

THAT the foregoing recommendations of the Director of Welfare and Rehabilitation, and the Board of Administration, be approved.

- CARRIED.

E. Additional Staff -  
Health Department

The Board of Administration, under date of January 7, 1972, submitted a report in regard to additional staff for the Health Department. The following Summary of Recommendations and Costs is extracted therefrom:

" I. Nursing Division

1. It is recommended that as requested, the Public Health Nursing establishment be increased by one.

II. Special Services

1. Orthoptist

It is recommended that in view of the existing workload of the incumbent Orthoptist and the request for increased service from a contributing member of the Metropolitan Board of Health, the additional service be provided as requested, i.e., an Orthoptist to be provided for 2 days per week.

2. Health Unit Aid

It is recommended that the Health Unit Aid budget of 2,000 hours not be increased to 3,600 hours as requested.

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Additional Staff -  
Health Department (cont'd)

III. Mental Health Division

1. Assistant Psychiatrist

It is recommended that the number of sessions of Assistant Psychiatric service be increased by an equivalent of one-half positions. (One session = 3½ hours).

2. Psychologist II

It is recommended that the number of Psychologist II positions increased from 5½ to 6 positions. The increase to be reflected as an increase in the number of sessions presently available.

IV. Costs

The annual cost to the City, based upon 1971 salary rates, for providing these additional services would be:

<u>Annually</u>	<u>I (1)</u>	<u>II (1)</u>	<u>II (2)</u>	<u>III (1)</u>	<u>III (2)</u>	<u>Total</u>
			Not			
a) Total Cost	\$9,158	\$3,120	Recommended	\$14,355	\$6,831	\$32,984
b) Recoverable	6,412	2,970	N/R	14,355	6,831	29,578
c) City Portion	2,746	150	N/R	nil	nil	<u>3,406</u>

The cost for 1972 to the City, based upon 1971 salaries would be \$3,120, assuming staff would be hired in February. I recommend that the additional staff requested by the Medical Health Officer for the Nursing Division, Special Services (Orthoptist) and Mental Health Division be approved and that the additional salaries for 1972 be approved prior to 1972 budget approval."

Your Board recommends ~~that~~ the recommendations of the Director of Finance and the Co-ordinator of Data Processing and Systems be approved. "

MOVED by Alderman Broome,

THAT the foregoing recommendation of the Board of Administration be approved.

- CARRIED.

F. Report of Special Committee  
re Fire Defences: Burrard Inlet

Alderman Bird, as Chairman of the Special Committee re Fire Defences - Burrard Inlet, reported as follows, under date of December 29, 1971:

'Last year a special committee was set up by the Vancouver City Council comprised of elected representatives from the District of Burnaby, the City and District of North Vancouver, the City of Port Moody and Fire Chief Spencer, to consider the fire defences of the shores of Burrard Inlet. The City of Port Moody did not send a representative. However, the National Harbour Board appointed Mr. W. Duncan, Acting Port Manager, to meet with the Committee. At the first meeting of the Committee held December 2nd, 1970, it was resolved:

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Report of Special Committee  
re Fire Defences: Burrard Inlet  
(continued)

"THAT a technical sub-committee of this Committee be formed, comprised of the Fire Chiefs and the appropriate finance official of each municipality; such committee to meet to discuss apportionment of costs of fire defences in Burrard Inlet and the refurbishing and operational costs of the Fire Boat for report back to this Committee."

The technical sub-committee held several meetings and on Monday, October 25th, the special committee considered the sub-committee's report. It was noted that a letter had been received from the Council of the Municipality of Burnaby indicating that alternative arrangements were being made to the possible use of the Vancouver Fire Boat and, therefore, they would not be participating in any share arrangement.

Letters were sent to the City and District of North Vancouver asking if they wished the services of the Vancouver Fire Boat provided on a formalized basis. However both have stated that they do not wish to participate and therefore your Chairman recommends that the services of the Fire Boat be provided only within the boundaries of the City of Vancouver and that your Special Committee be now discharged.'

MOVED by Alderman Broome,

THAT this Committee Report be received, the Committee discharged, and His Worship the Mayor be requested to arrange a meeting with the Chairman of the Vancouver Port Authority, with appropriate members of Council and officials present, to discuss this Committee Report and any letters on the subject received from surrounding municipalities, with the view to endeavouring to obtain a contribution from the National Harbours Board toward the upkeep of this fire boat.

- CARRIED.  
(Alderman Wilson is recorded in the negative.)

G.      Winter Employment Program  
         Progress to January 4, 1972

MOVED by Alderman Hardwick,

THAT the Progress Report to January 4, 1972, of the City Engineer, and submitted through the Board of Administration by report dated January 5, 1972, on the subject of Winter Employment Program, be approved.

- CARRIED.

(Report on file City Clerk's Office.)

H.      Special Street Lighting Project  
         Area II - Shaughnessy

It was agreed that this subject be deferred, pending hearing of a delegation later this day.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

I. Report of Special Committee  
re Park and Ride

It was agreed to defer consideration of this matter to later this day, when the Special Committee Report will be available.

COMMITTEE OF THE WHOLE

MOVED by Alderman Adams,  
THAT the Committee of the Whole rise and report.

- CARRIED.

MOVED by Alderman Adams,  
SECONDED by Alderman Broome,  
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

BY-LAWS

BY-LAW TO REPEAL BY-LAW No. 3960 -  
"GREATER VANCOUVER CIVIC MUSEUM  
AND PLANETARIUM BOARD"

MOVED by Alderman Bird,  
SECONDED by Alderman Wilson,  
THAT leave be given to introduce a By-Law to repeal By-law No. 3960, being a by-law to provide for the establishment of a Board to be known as the "Greater Vancouver Civic Museum and Planetarium Board" and to define its functions and responsibilities, and the By-law be read a first time.

- CARRIED.

MOVED by Alderman Bird,  
SECONDED by Alderman Wilson,  
THAT the By-Law be read a second time.

- CARRIED.

MOVED by Alderman Bird,  
SECONDED by Alderman Wilson,  
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED.

MOVED by Alderman Bird,  
THAT the Committee of the Whole rise and report.

- CARRIED.

(continued)

BY-LAWS (continued)

By-law to Repeal By-law No. 3960 (cont'd)

The Committee then rose and reported the By-law complete.

MOVED by Alderman Bird,  
SECONDED by Alderman Wilson,  
    THAT the report of the Committee of the Whole be adopted.

- CARRIED.

MOVED by Alderman Bird,  
SECONDED by Alderman Wilson,  
    THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED.

(The By-law received three readings.)

MOTIONS

1.     Vancouver Fraser Park District:  
       Budget

At the December 21, 1971, Council meeting, Notice was given of the following motion; and in this regard a letter was submitted this day from the Township of Langley, advising the Municipal Council is not in favour of the proposed increase in park assessment.

MOVED by Alderman Adams,  
SECONDED this day by Alderman Broome,  
    THAT the Vancouver representatives on the Vancouver Fraser Park District be instructed to vote for a budget which provides for a mill assessment of not greater than 0.35 mills.

- CARRIED.  
(Alderman Bird recorded in the negative.)

2.     Calling of Notice:  
       Procedure

At the December 21, 1971, Council meeting, Notice was given of the following motion:

MOVED by Ald. Phillips,  
SECONDED by Ald. Broome,  
    THAT WHEREAS the present Council procedure allows any single member of Council to call Notice on a motion brought before Council by another member;

    AND WHEREAS some motions are of such a nature that they should be dealt with quickly rather than postponed to the following meeting:

    THEREFORE BE IT RESOLVED that the Procedure By-law be amended so that a call of NOTICE by a member of Council in accordance with Rule 31 (2), may be overruled by a vote of 8 members of Council on the grounds that the motion is of such urgency it should be dealt with without delay.

(The motion was put and LOST.)

- LOST.

MOTIONS (continued)

3. Costs of Law Enforcement

At the December 21, 1971, Council meeting, Notice was given of the following motion:

MOVED by Ald. Phillips,  
SECONDED by Ald. Sweeney,  
THAT WHEREAS police activities have become increasingly difficult in recent years and no longer are confined to the traditional role of 'protection of property' which was the justification for police costs being charged to the property tax;  
  
AND WHEREAS it would be desirable to have more police on walking beats to promote safety on the streets and to increase direct contact between police officers and citizens;  
  
AND WHEREAS police costs already represent the largest single cost item on the City's budget and additional police would add to the property tax burden;  
  
AND WHEREAS the R.C.M.P. provides policing to much of the province and the cost is borne by the Federal Government, which derives its income primarily from income taxes;  
  
THEREFORE BE IT RESOLVED that the Vancouver City Council request a meeting with the Attorney General of the Provincial Government to discuss provincial assistance on meeting the increasing costs of law enforcement.

(Referred)

MOVED by Alderman Broome,  
SECONDED by Alderman Adams,  
THAT the subject of the motion of Alderman Phillips and Alderman Sweeney be referred to the Board of Administration for review and report, on the matter of police and justice costs to the City of Vancouver.

- CARRIED.

4. Parking Prohibition:  
Snow Clearance

At the December 21, 1971, Council meeting, Notice was given of the following motion:

MOVED by Alderman Linnell,  
SECONDED by Alderman Rankin,  
THAT when a snow alert is broadcast by the City Engineer, parking be prohibited as follows:  
'on the even side of streets on even numbered days  
and on the odd side of streets on odd numbered days.'

(Referred)

MOVED by Alderman Adams,  
SECONDED by Alderman Broome,  
THAT the subject of the motion of Alderman Linnell and Alderman Rankin be referred to the City Engineer for report to Council next week as to implementation on a co-operative basis.

- CARRIED.

MOTIONS (cont'd)

5. Snow Removal:  
Fund

MOVED by Alderman Phillips,  
SECONDED by Alderman Calder,  
THAT previous instructions to the Board of Administration to report on snow removal be enlarged to include consideration of setting up a snow removal fund, which would accumulate in years of light snowfall, yet be of considerable assistance to take care of unusual expenditures in the years of heavy snowfall.

- CARRIED

----

The Council recessed at approximately 10:45 a.m., following which an 'In Camera' meeting was held, and the Council recessed at approximately 12 noon to reconvene in open session at 2:00 p.m.

The Council reconvened in open session in the Council Chamber at approximately 2:00 P.M., His Worship the Mayor in the Chair and the following members present:

<u>PRESENT</u>	His Worship the Mayor
	Aldermen Adams, Bird, Broome, Calder,
	Hardwick, Linnell, Phillips,
	Rankin, Sweeney and Wilson

COMMITTEE OF THE WHOLE

MOVED by Ald. Wilson,  
SECONDED by Ald. Adams,  
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

3. Park Board:  
Queen Elizabeth Park Restaurant

The Board of Administration, under date of December 17, 1971, reported on bids received by the Park Board for construction of a restaurant in Queen Elizabeth Park, the Park Board having passed the following resolution:

"THAT City Council be requested to enter a contract on behalf of the Board with the low bidder International Construction Co. Ltd., in an amount not to exceed \$340,000."

Reference is made in the report, of the Park Board's rental arrangements for the restaurant and that an advance allocation of \$67,000 for costs exceeding the originally approved allocation of \$300,000 is required.

Commissioner Wainborn appeared on behalf of the Park Board and filed a brief dated January 11, 1972, in support of the request for approval.

MOVED by Ald. Broome,  
THAT the Council award a contract on behalf of the Park Board to International Construction Co. Ltd. in an amount not to exceed \$340,000 for Queen Elizabeth Park Restaurant, subject to the approval of the Corporation Counsel;

FURTHER THAT approval be given to an advance allocation of \$67,000 from the 1972 Parks Development Capital Funds.

- CARRIED

DELEGATIONS AND BOARD OF ADMINISTRATION REPORTS (cont'd)

H. Special Street Lighting Project  
Area II: Shaughnessy

The Board of Administration, under date of January 10, 1972, reported on a petition received against special light standard project in Area II: Shaughnessy, and set out the history of the whole matter, as well as various alternative street lighting systems in respect of the area. Costs are set out should the project, as proposed, be abandoned.

Attached to the Board of Administration report is a statement by the Assessment Commissioner showing the owner position insofar as the petition filed is concerned.

A delegation was heard from Mr. Daniel M. Klang on behalf of residents in opposition to the proposed project. A letter was received from Mrs. M. Jaffe expressing opposition. Letters were received from Mr. Paul A. Donnelly and Mr. W.O. Banfield in support of the project. Mr. Donnelly was also heard on the matter.

MOVED by Ald. Hardwick,

THAT this whole matter be referred back to the Board of Administration to bring into Council a strategic report by which the area in question can be petitioned in much smaller units.

AMENDED  
SEE PAGE 684

- CARRIED

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

4. Rezoning Application: E/S Moss Street and  
W/S Fairmont Street between Horley and the  
lane North of Kingsway

Further consideration was given to Board of Administration report (Building and Planning matters), dated August 6, 1971, on an application from Best Lumber Company for a zoning amendment whereby Lots 10, 11 and 12, and Lots 49, 50 and 51, Blocks 6 & 7, D.L. 37 would be rezoned from an RS-1 One Family Dwelling District to a C-2 Commercial District, for the provision of stores, offices, suites and parking. The Technical Planning Board recommends the application be not approved and this recommendation was endorsed by the Town Planning Commission and the Board of Administration.

A representative of the Best Lumber Company appeared before the Council in support of the application and filed a brief.

MOVED by Ald. Adams,

THAT this matter be referred back to the Director of Planning and Civic Development for further discussion with the applicant and report to Council in due course with respect to revised scheme of development;

FURTHER THAT it be suggested to the applicant he consider withdrawing the present application in the meantime.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

I. Report of Special Committee re  
P.N.E. - Park and Ride

The Special Committee re P.N.E. - Park and Ride, comprising Aldermen Wilson, Linnell and Phillips, submitted the following report under date of January 10, 1972:

cont'd....



BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Report of Special Committee re  
P.N.E. - Park and Ride (cont'd)

Council at its regular meeting of the 21st December 1971, considered a report from the City Engineer and Board of Administration entitled "Park and Ride from the P.N.E." and at that meeting Council RESOLVED THAT

- (i) Council restate its position to establish a Park and Ride facility at the P.N.E. as soon as possible particularly on P.N.E. parking lot No. 6
- (ii) A Committee be appointed... to negotiate, for report, the whole matter further with the P.N.E. Executive Committee and the B.C. Hydro, with a view to completing negotiations by the end of January 1972.

The under-signed were appointed to this Committee and held a meeting Thursday, January 6, 1972 with representatives of the Transportation Division of the B.C. Hydro and Power Authority.

At that meeting the Committee had before it the instructions of Council as stated above and the report of the City Engineer and the Board of Administration entitled "Park and Ride from the P.N.E."

During this first meeting, the overall concept was reviewed and the method of operation was reconsidered. Your Committee discussed the matter under three major headings:

- A. Facilities Required to Implement Service
- B. The Operation of the Service during the period other than when the annual exhibition is being held, and
- C. During the period when the annual exhibition is being held.

The Committee assumed the use of the parking lot on the south side of Hastings Street east of Windermere which will provide approximately five hundred stalls which are paved and approximately two hundred stalls which are unpaved.

The representative of the Transportation Division of B.C. Hydro and Power Authority advised of certain amendment to their position as quoted in the Board of Administration and City Engineer's report. They advised there would be a minor change in the schedules by the addition of one more trip in the morning and the afternoon which would mean the morning service would consist of ten trips between 7:30 and 9:00 a.m. and the evening service of ten trips between 4:30 and 6:05 p.m. Transportation Division representatives also advised that subject to management approval, the B.C. Hydro and Power Authority were prepared to waive for a three month experimental period only, the guarantee of a minimum of six hundred passengers daily but that they would, at the expiration of the three month experimental period review the situation and reserve the right to demand a guaranteed minimum of six hundred passengers a day or withdraw the service if the City did not guarantee the six hundred passengers.

The B.C. Hydro and Power Authority representatives also advised that if the matter could be successfully completed by the 14th January, then the service could be instituted on the 25th February, the date of the next schedule adjustment of the Transportation Division.

With this information, your Committee immediately arranged a meeting with representatives of the P.N.E. so that this report could be submitted to Council and acted upon prior to the January 14th date.

Cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Report of Special Committee re  
P.N.E. - Park and Ride (cont'd)

Your Committee held a second meeting at 2:00 p.m. Monday, January 10<sup>th</sup> at which were present the President and representatives of the P.N.E.

At this second meeting, your Committee and the members of the P.N.E. explored the use of the parking lot under two separate conditions -

- (a) During the 50 weeks of the year when the annual exhibition is not being held, and
- (b) During the 2 weeks of the year when the annual exhibition is being held.

The P.N.E. Board representatives stressed that uppermost in their thinking was the need for parking for exhibitors and the general public during the annual exhibition. The P.N.E. representatives also stressed that they were most anxious and willing to co-operate with the City in this experiment.

The position of the P.N.E. was summarized as follows:

- (i) Parking during the annual exhibition
- (ii) Remuneration for loss of revenue
- (iii) Costs of sundry expenses of the lot, and
- (iv) The need for a guarantee to save the P.N.E. harmless.

Your Committee members explored thoroughly the concerns of the representatives of the P.N.E. and pointed out that the City was prepared to accept certain responsibilities both financial and other, so as to protect the P.N.E. from undue demand on its financial resources as a result of this Park and Ride project.

As a result of all of the discussions that took place, your Committee

RECOMMENDS:

1. THAT the City of Vancouver in close co-operation with the B.C. Hydro and Power Authority, Transportation Division, institute a Park and Ride service for one year period starting February 25, 1972. Such service to operate from the parking lot on the south side of Hastings Street immediately east of Windermere, non stop to Main and Hastings and thence at normal stops from Main and Hastings along Hastings Street and southerly on Burrard and return during the periods 7:30 - 9:00 a.m. and 4:30 - 6:00 p.m. on Mondays to Fridays (excluding statutory holidays).
2. THAT the fare for such Park and Ride service be the normal city fare of .25¢ per trip with transfer privileges in the Downtown area only.
3. THAT no charge be made for parking at the parking lot on the south side of Hastings Street east of Windermere.
4. THAT the City of Vancouver reimburse the P.N.E. for parking revenue losses on Lot 4 (Hastings and Windermere Streets) based on the total revenue received on the ten weekdays in 1971: subject to the P.N.E. assuring that no increase in the number of exhibitors or other non-paying users will take place and subject to a maximum cost of \$4,000.

cont'd....

660

660

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Report of Special Committee re  
P.N.E. - Park and Ride (cont'd)

5. THAT the City of Vancouver be responsible for:
- (i) The maintenance of the parking lot surface
  - (ii) Required attendant and control staff
  - (iii) Required liability insurance
  - (iv) Required snow removal
  - (vi) Other incidental operating expenses

The details of the above to be worked out by the Board of Administration, the P.N.E. and the B.C. Hydro and Power Authority, Transportation Division.

6. THAT funds, approved in advance of the 1972 Annual Budget, be provided as follows:

FIXED COSTS

- (a) Three standard City bus shelters (with seats) in the parking lot instead of an enclosed shelter of new design as originally proposed \$ 4,000 \*
- (b) At least initially, diesel buses can loop on-street (Hastings, Lillooet, Pender, Windermere, Hastings) and stop beside the parking lot instead of looping within same as originally proposed. Therefore, a sidewalk crossing on Windermere Street south of Hastings Street and the paving of a bus loop within the parking lot will not be required. No repaving of the streets involved will be required initially. After the first three months of service, however, the streets will be inspected to determine if pavement strenthening is necessary.
- (c) New traffic signals at Windermere/Hastings will still be required to assist buses turning left from Windermere to Hastings Street. The original estimate of \$6,000, for this signal overlooked the requirement for 4 new stronger poles at this intersection. NOTE: Funds are available in the Traffic Control Reserve Fund to pay for this new signal installation. \$11,500
- (d) Promotion (spot radio announcements) will still be required \$ 5,000

TOTAL ESTIMATED CAPITAL COST: \$20,500

OPERATING COSTS

- (a) Cost of supplying parking lot for "Free Parking" \$ 4,000 \*\*
- (b) B.C. Hydro's stated cost in supplying the bus service is \$150 per day or approximately \$3,000 per month. During the first three months of service B.C. Hydro will absorb any operating losses. Thereafter, the City will have to compensate B.C. Hydro for the difference between the stated cost and actual passenger revenues, or cancel the service
- (c) Contingency for operational requirements, e.g. signs, lighting, maintenance, insurance, and parking supervision. \$ 2,000

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Report of Special Committee re  
P.N.E. - Park and Ride (cont'd)

\* Note: As this item is the installation of a normal City Service in this location and may be removed to any location, there will be recovery of some of this amount if the service is cancelled.

\*\* Note: This is a maximum commitment and it is anticipated by your Committee that it will be less than this amount. This amount is included mainly for budget purposes.

7. THAT the question of a 50¢ per day charge for parking during the period of the annual exhibition be referred to the Board of Administration for report back to Council.

Your Committee noted that the representatives of the B.C. Hydro and Power Authority, Transportation Division, advised the Committee that the Authority would assume the first three months without a guarantee and that the representatives of the P.N.E. advised that for the same first three month period there would be no charge made by the P.N.E. for the lighting of the parking lot.

MOVED by Ald. Wilson,

THAT the foregoing report of the Special Committee be approved.

- CARRIED

MOTIONS (cont'd)

6. Canadian Merchant Marine:  
Large Bulk and Container Cargo Ships

The following Notice of Motion was submitted by Aldermen Wilson and Sweeney at the meeting on January 5, 1972:

MOVED by Ald. Wilson,

SECONDED by Ald. Sweeney,

THAT WHEREAS the Canadian Transport Commission caused to be prepared a feasibility study by consultants Hedlin Menzies & Associates Ltd. 'on an Analysis of Economic Potential of a Canadian Merchant Marine';

AND WHEREAS Canadian Transport Commission released the report 22 September, 1971 and in a press release stated the following:

'In Brief, the report says there could be a net economic benefit to Canada through Government-assisted development of a privately-owned fleet of very large oil and ore carriers for the export of iron ore, coal and grain and the import of crude oil.

The report sees little or no potential net economic benefit in vessels of under 90,000 tons deadweight.'

AND WHEREAS the following is quoted from the Summary of Analysts, Page XIII, Paragraph 11:

"By 1995, Canada's Pacific Coast ports are projected to handle 55 per cent of total Canadian ocean loadings of major bulk commodities, as compared to 38 per cent in 1967. Among major bulk commodities involved in Canadian deep-sea trade, bituminous coal loadings, iron ore loadings and crude petroleum unloadings are projected to be particularly important to Canadian trade."

cont'd....

MOTIONS (cont'd)

Canadian Merchant Marine:

Large Bulk and Container Cargo Ships (cont'd)

AND WHEREAS the Port of Vancouver continues to retain its pre-eminence as Canada's No. 1 port in cargo volume handled, and the Port is sharing with all other Canadian ports dismay that not a ton of Canada's resources exported overseas is shipped in a Canadian flag ship.

AND WHEREAS Vancouver Council now has an opportunity to encourage the establishment of a shipping line based in the Port of Vancouver consisting of a fleet of very large oil and ore carriers for export of iron ore, coal, and grain and the import of crude oil.

AND WHEREAS the Hon. Minister of Transport in replying to City Council's request to intervene in negotiations with the C.N.R. in respect to an overseas shipping service contained in the 1913 Agreement, had this advice as stated in the final paragraph of his letter dated 22 September, 1971:

"I would appreciate your extending my greetings to the members of the City Council, and informing them that, in light of the particular circumstances that prevail, follow-up directly with Canadian National and joint exploration between it and the City of Vancouver of this interest would seem to be the indicated course."

AND WHEREAS the Canadian Pacific Steamships successfully operate, and advertise throughout Europe "C.P. Ships the Container Way to Canada and the U.S.A."

THEREFORE BE IT RESOLVED THAT the matter of encouraging the establishment of a Canadian Flag Ship Line operating large bulk and container cargo ships out of the Port of Vancouver be referred to the Standing Committee on Transportation for study report and recommendations.

FURTHER BE IT RESOLVED THAT the Chairman of the Transportation Committee together with the City representative on the Vancouver Port Authority, Alderman Sweeney, these two be authorized to discuss with the officials of the Canadian National Railway (Steamship Division) the prospects of operating a trans-ocean service of large ships to carry Canadian resources for export to the markets of the world and report the results to the Standing Committee. Authority is also granted to discuss with any other Canadian group interested in establishing a fleet of large cargo vessels to carry Canadian resources from the Port of Vancouver to the markets of the world and report to the Standing Committee.

(The motion was put and carried)

- CARRIED

5. Leave of Absence:  
Alderman Adams

MOVED by Ald. Broome,

THAT Alderman Adams be granted leave of absence for the period February 1 to 25, 1972.

- CARRIED

MOTIONS (cont'd)

7. Parking Privileges:  
Members of Council

MOVED by Ald. Sweeney,  
SECONDED by Ald. Calder,

THAT any member of Council who has completed ten (10) years of service on Council, be granted free parking privileges for life upon retirement from Council.

(Notice)

Notice was called and recognized by the Chair.

ENQUIRIES AND OTHER MATTERS

Alderman Hardwick -  
Sign: Molson's Brewery  
Burrard Bridge

enquired if the large Molson's sign on its building at the Burrard Bridge has been erected legally.

His Worship the Mayor referred the enquiry to the Board of Administration.

Alderman Hardwick -  
Bank of Nova Scotia and  
reference to 'Vancouver  
Centre'

referred to the Bank of Nova Scotia using the reference 'Vancouver Centre' in describing its proposed development on the S/S Georgia Street between Granville and Seymour, including Birks Building and Famous Players movie theatre site, and stated this reference is giving the impression that the development is one of a government civic centre in the downtown area.

The Alderman requested His Worship ask the Corporation Counsel to take the matter up with the Bank of Nova Scotia.

His Worship referred the enquiry to the Corporation Counsel.

Alderman Adams -  
Cigarette Billboard  
Advertising

enquired respecting certain cigarette companies still carrying out outside billboard advertising and cited a case in particular.

Alderman Phillips -  
Painting: Wife of  
'Gassy Jack'

produced a painting of the wife of 'Gassy Jack' and enquired of the Council's interest in purchasing it from Centennial funds.

Alderman Wilson -  
Property required for  
No. 1 Firehall:  
Mr. Lai

advised a Board of Administration report will be submitted to Council shortly regarding this property and Mr. Lai, President of Vandy Developments Limited, would like the opportunity of appearing before Council at that time.

The Council agreed that Mr. Lai be heard as a delegation when the report is submitted.

NOTICE OF MOTION

The following Notice of Motion was submitted and recognized by the Chair:

Tax Deferment:  
Senior Citizens

MOVED by Ald. Wilson,  
THAT the Standing Committee on Finance give consideration to plans which would assist senior citizens on fixed income to retain their homes without fear of the tax sale, such plans to include a tax deferment repayable with interest upon sale of the property or death of the registered owner.  
(Notice)

COMMITTEE OF THE WHOLE

MOVED by Ald. Adams,  
THAT the Committee of the Whole rise and report. - CARRIED

MOVED by Ald. Adams,  
SECONDED by Ald. Broome,  
THAT the report of the Committee of the Whole be adopted. - CARRIED

-----

RECOGNITION: Retirement of Mr. R.K. Baker  
Corporation Counsel

The Council gave special recognition at this point to the imminent retirement of Mr. R. K. Baker, the Corporation Counsel. The following resolution was put and CARRIED UNANIMOUSLY:

MOVED by Ald. Adams,  
SECONDED by Ald. Wilson,  
THAT WHEREAS on the first day of June, 1937, RUSSELL KEMP BAKER, Q.C. joined the staff of the Law Department of the City of Vancouver as an Assistant Solicitor;

AND WHEREAS on the eighteenth day of October, 1948 he was appointed to the position of City Solicitor;

AND WHEREAS on the twenty-seventh day of November, 1951 he was appointed to the position of Corporation Counsel;

AND WHEREAS on the thirty-first day of January, 1972 Russell Kemp Baker, Q.C. will retire as Corporation Counsel from the service of the City of Vancouver after serving for a period of thirty-four years;

THEREFORE BE IT RESOLVED THAT the Council of the City of Vancouver be and is hereby recorded as expressing to RUSSELL KEMP BAKER, Q.C. its gratitude and appreciation for his thirty-four years of devoted service to the Council of the City of Vancouver;

AND BE IT FURTHER RESOLVED THAT the Council of the City of Vancouver be and is hereby recorded as expressing its best wishes for a long and peaceful retirement.

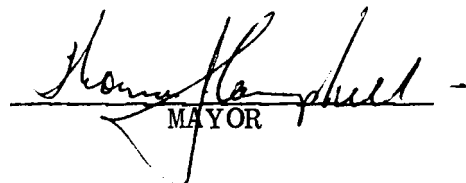
His Worship the Mayor presented Mr. Baker with a gift on behalf of the Council. Mr. Baker responded to the recognition given.

---

The Council adjourned at approximately 3:50 P.M.

\*\*\*\*

The foregoing are Minutes of the Regular Council meeting dated January 11, 1972, adopted, after amendment, on January 18, 1972.

  
MAYOR

  
CITY CLERK



WORKS & UTILITY MATTERS

RECOMMENDATIONS:

1. Improvement of W/S Kerr Street From  
Rosemont Drive to 63rd Avenue

The City Engineer reports as follows:-

"Among the projects approved by Council at the Local Improvement Court of Revision held on November 30th, 1971, was curbing the east side and paving the east half of Kerr Street from Rosemont Drive to 120' south of 63rd Avenue. Also approved was the construction of a P.C. Concrete Sidewalk on the east side of Kerr Street for the same length. This work constitutes part of the development of the Champlain Heights Subdivision.

The west side of this project is outside the boundaries of the new subdivision and as it abuts the City-owned Fraser-view Golf Course, Local Improvement procedures are not applicable as the full cost of any improvement would be borne by the City. It would be advantageous to co-ordinate the engineering work and provide continuity of construction by improving both sides of Kerr Street under one contract. Construction of curbs and sidewalks on both sides simultaneously would produce a lower total cost than if each part were constructed separately. As this is a major street, both curbs and sidewalk will ultimately be required on the west side. Future maintenance costs on the total improvement would also be less than that on the partial improvement.

The estimated cost of installing curbs and gutters and paving the west half of Kerr Street from Rosemont Drive to 120' south of 63rd Avenue would be \$22,871.00. The estimated additional cost to install a P.C. Concrete Sidewalk on the west side of Kerr Street for the same length would be \$8,086.00. Funds are available for this work in Account No. 147/7901, 'Major Street Paving Unallocated'.

I RECOMMEND that:-

1. The City Engineer be authorized to construct curbs and gutters and permanent paving on the west side of Kerr Street from Rosemont Drive to 120' south of 63rd Avenue at an estimated cost of \$22,871.00.
2. The City Engineer be authorized to construct P.C. Concrete Sidewalk on the west side of Kerr Street from Rosemont Drive to 120' south of 63rd Avenue at an estimated cost of \$8,086.00. Funds for this work to be appropriated from the 1971 Streets Capital Budget, Account Code No. 147/7901, 'Major Street Paving Unallocated'."

Your Board RECOMMENDS that the foregoing report of the City Engineer be adopted.

2. Closing the Lane West of Howe Street  
South of Robson in Block 61, D.L. 541

The City Engineer reports as follows:

"A letter dated November 9th, 1971, has been received from the Department of Public Works wherein The Crown makes application to acquire the lane in Block 61, D.L. 541.

In the letter The Crown undertakes to pay for the diversion, re-routing and cutting off of the utilities in the lane provided it is agreed that by so doing the ownership of the lane will be transferred without further expense to The Crown.

In 1968 The Crown granted the City without compensation the 7 foot widening strips for the north and the south sides of Robson Street between Hornby and Howe Streets.

I RECOMMEND that the lane in Block 61, D.L. 541 be closed and stopped up and conveyed to Her Majesty in The Right of The Province of British Columbia subject to the following conditions:

- (a) The closed lane and all the parcels in Block 61 be consolidated to form one parcel.
- (b) The Crown bear all costs in relocating and re-routing all public utilities in the lane."

Your Board RECOMMENDS that the foregoing report of the City Engineer be adopted.

3. Closing the Lane West of Howe Street  
between Georgia and Robson Street in  
Block 51, D.L. 541

The City Engineer reports as follows:

"An application has been received from the Department of Public Works to acquire the lane in Block 51, D.L. 541.

This Block contains the Provincial Court House. It comprises some 40 lots with an intervening twenty foot lane and is as originally created in the subdivision of District Lot 541 except for the seven foot widening strips which were dedicated for highway without cost to the City by the Crown in 1968, for the widening of Robson Street.

I RECOMMEND that the twenty foot lane in Block 51, D.L. 541 be closed and stopped up and conveyed to Her Majesty The Queen in The Right of the Province of British Columbia subject to the closed lane and all the parcels in Block 51 being consolidated to form one parcel."

Your Board RECOMMENDS that the foregoing report of the City Engineer be adopted.

65, 667

4. Request for Closure of 47th Avenue -  
Laburnum Street to Lane West of Cypress Street

The City Engineer reports as follows:

"A request has been received from Mr. G. H. Taylor, representing the Maple Grove Adventure Playground Committee, for the closure of 47th Avenue between Laburnum and the lane west of Cypress. This closure is requested so that an "adventure playground" can be built on the school grounds in an area presently used for parking, with the displaced parking accommodated on the closed portion of the street.

This request is supported by the School Board, as indicated in the attached letter from J. E. Robertson, Head of Business Administration.

As well as reducing the hazard to children resulting from the mixture of cars, service vehicles, bicycles and children in the existing parking area, the Adventure Playground Committee feel that the closure of 47th will enhance safety by eliminating traffic on the 47th Avenue-Laburnum Street routing to nearby Magee High School.

A. Location of Adventure Playground

The applicants advise that there is already a shortage of playground space for the two schools (Magee and Maple Grove), and that the School Board policy is not to use playground areas for adventure playgrounds. Accordingly, they have assessed three alternative sites, as follows:

- (a) East of the school building. This area is not felt to be suitable because it lacks sunlight, and because of its proximity to the classrooms, which would be adversely affected by the playground noise and activity.
- (b) South of the school building, adjacent the existing parking facilities. This alternative would involve some cost in re-arranging the parking lot, and would add further to the existing mixture of vehicles, pedestrians and bicycles, which the applicants feel is hazardous.
- (c) On the site of the existing parking lot. This location is preferred by the applicants, since they feel that by relocating the parking lot onto 47th Avenue, the conflict between parked cars and children will be eliminated.

Although locating the parking lot on 47th Avenue will remove some of the conflict between children and vehicles on the school grounds, it is noted that service vehicles will still be required to enter the grounds in this area, and some of the pedestrian access to the school from the south will still be via the relocated parking area.

The adventure playground (a special activity area of approximately 8,000 square feet) is not a major addition or development and although the City has closed streets in the past in order to permit extension of school facilities, it is questionable if such a closure can be justified for this particular use when off-street space is physically available.

Furthermore, previous street closures for school facilities have been only where school lands abutted both sides of the closed street, which is not the case in this application. It is further noted that the School Board has not made the application for the street closure.

B. Secondary factors in requesting the closure of 47th Avenue

- (a) Safety. The applicants are concerned over the hazard to school children resulting from vehicular activity on Laburnum Street and 47th Avenue. Although there is a sidewalk on the east side of Laburnum and both sides of 47th Avenue, the applicants feel that cars (mostly driven by Magee High School students or parents picking up and dropping off children) pass through the area without caution.

/continued . . .

Clause 4 Continued

Our observations indicate that activity on these streets is similar to that around many schools in the City. The Police School Patrol Officers are not aware of any particular problem in this regard, and we do not have evidence of unreasonable speeds. However, the construction of a sidewalk on the west side of Laburnum would ensure that all students would have the opportunity to use a sidewalk to either school.

- (b) Appearance of 47th Avenue - The applicants suggest that 47th Avenue is presently a mess, and its development as a parking lot would improve its appearance.

While we feel that the appearance of 47th Avenue is normal for a residential street, it could be improved by the installation of curbs and permanent pavement.

C. Traffic Requirements

Traffic counts show that on a typical school day there is a relatively heavy vehicular use of the 47th Avenue-Laburnum routing by staff, students, and parents destined for Magee High School. From 40 to 80 cars were observed during each one-hour period before morning classes, at lunch time and after school. The closure of 47th Avenue would require most of this traffic to enter and leave Laburnum from 49th Avenue with some resulting inconvenience.

Although the residents canvassed by the Adventure Playground Committee have indicated support for the street closure, there would also be a restriction on their access. A closure of 47th Avenue would require all vehicles entering Laburnum from 49th Avenue to exit via 49th Avenue as well (by constructing a cul-de-sac) and there would therefore be an increase in vehicular activity in front of the residences on Laburnum Street.

We have been advised by one of the property owners in the block bounded by 47th, Laburnum, 49th and Cypress that a petition opposing the closure of 47th Avenue is being circulated.

The recommended minimum diameter of a cul-de-sac on Laburnum Street is 60 feet, in order to permit vehicles up to the size of delivery vans to turn around without backing up (a backing manoeuvre is considered hazardous, especially adjacent to schools). If the existing east boulevard is maintained, this cul-de-sac would require the acquisition of a portion of the school grounds to a maximum width of  $27\frac{1}{2}$  feet. It would also require a parking prohibition in front of two residences on the east side of Laburnum Street.

In view of the extent of development proposed (adventure playground), availability of off-street locations, and reduction in traffic access, it is RECOMMENDED:

That the application to close the portion of 47th Avenue west of Cypress Street outlined red on Plan marginally numbered LE3773 NOT be approved.

However, if Council wishes to approve the street closure, the following conditions should apply:

- (1) The applicant obtain a quit claim satisfactory to the Corporation Counsel from the owner of Lot 1 in respect to any interest the owner may have in the street to be closed.
- (2) The applicant arrange with the School Board for the dedication for highway of the school lands colored blue on Plan LE3773 for the Laburnum Street cul-de-sac.
- (3) One sidewalk on the closed street be maintained by the School Board for pedestrian traffic.

/continued . . .

Clause 4 Continued

- (4) The applicant to make arrangements for the costs of providing the Laburnum Street cul-de-sac, estimated costs being \$3,000.
- (5) The applicant to make arrangements for the costs of improving the closed street to provide the alternative required off-street parking which is to be relocated from the school lands to the closed street, estimated cost \$4,000.
- (6) An easement to be reserved over the closed street for utility purposes and street lighting.
- (7) The applicant to arrange for the School Board to enter into an agreement satisfactory to the Corporation Counsel and City Engineer whereby the School Board agrees to take over the care, custody, and management of the closed street, to maintain the off-street parking facilities to be constructed upon it, and to assume the pedestrian liability in respect to the sidewalk located on the closed street.

It is noted that the Maple Grove Adventure Playground Committee has requested to appear as a delegation in support of its request."

Your Board RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

Should Council see fit to approve the closure of 47th Avenue, Laburnum Street to the lane west of Cypress Street, it is RECOMMENDED that conditions (1) to (7) inclusive, as set out in the Engineer's report, apply.

(A brief from the Maple Grove Adventure Playground dated December, 1971 in favour of the closure of the street is circulated and a letter of opposition to the closure dated January 3, 1972 from Mr. Ross Dunseith is also circulated for the information of Council)

- DELEGATION REQUESTS - MAPLE GROVE ADVENTURE PLAYGROUND COMMITTEE (in favour)
- ROSS DUNSEITH (in opposition)

FOR COUNCIL ACTION SEE PAGE(S) 646

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. 3183 Queens Avenue:  
Request for Driveway in Front Yard  
Mr. & Mrs. D. Walters

The Director of Planning and Civic Development reports as follows:

"Mr. & Mrs. D. Walters of 3183 Queens Avenue have by letter dated July 5, 1971, requested City Council to '...approve a driveway in the curb so that we may park in our existing driveway as we have done for the last 12 years...'

Copies of Mr. & Mrs. Walters' letter of June 25th to His Worship the Mayor and of July 5th to the Vancouver City Council, are circulated for the information of City Council.

The site is located on the north side of Queens Avenue between Picton and Manor Streets in an area zoned as an 'R6-1 One Family Dwelling District.

The site has a frontage of 33' and is 115' deep. The rear of the site abuts the side of another lot that fronts Manor Street, without any intervening lane.

The house at 3183 Queens Avenue was erected in 1958 and maintains a 30' front yard setback from Queens Avenue. No off-street parking facilities were indicated at that time on the approved Development Permit drawings.

It appears that after construction of this one family dwelling a concrete slab was installed in the front yard. This slab is the subject off-street parking space. While no crossing approval (a 'facilities permit') from Queens Avenue to the front yard parking space was granted by the City Engineering Department, no actual crossing construction became necessary until curbs were installed in Queens Avenue.

Earlier in 1971, curbs were installed in Queens Avenue as part of a local initiative curbing programme. While work was in progress the Engineering Department obtained confirmation from the Planning Department that the existing off-street parking space in the front yard was not lawful or permitted. A continuous curb was therefore installed along the front of the property.

In 1958, as today, off-street parking is not permitted as an 'outright use' in the required front yard of an RS-1 One Family Dwelling District.

In June 1971, Mr. Walters filed an Appeal to the Board of Variance to provide an off-street parking space in the required front yard. At the hearing the Board of Variance were not prepared to grant approval to the off-street parking space being in the required front yard. It was suggested to the applicant to investigate either the possibility of constructing a carport partly within the basement as well as being a partial addition to the front of the house -- in which case the Board of Variance may relax a certain amount of the front yard requirements; or, more preferably, endeavour to make arrangements with the adjoining easterly property owners to share their adjacent driveway at 3179 Queens Avenue. At the meeting Mr. Walters then withdrew his appeal.

Subsequent to the suggestions of the Board of Variance Mr. & Mrs. Walters submitted the letter to His Worship the Mayor (June 25, 1971) and to City Council (July 5, 1971).

Recommendation

That Mr. & Mrs. Walters' letter be RECEIVED and that Mr. & Mrs. Walters be encouraged to further consider the suggestions of the Board of Variance."

Your Board RECOMMENDS that the recommendations of the Director of Planning and Civic Development be endorsed.

CONSIDERATION

2. Use of Building 14 -  
St. Roch Restoration

The Museums and Planetarium Manager reports as follows:

"At the November 17, 1971, meeting of the Greater Vancouver Civic Museum and Planetarium Board, it was resolved 'that the Vancouver City Council be advised that the Federal Government will require the use of Building 14 during the restoration of the St. Roch for some period of time, at present indefinite.'

Vancouver City Council, at its meeting of April 6, 1971, resolved that 'Until the new Archives and Centennial Museum extension is completed, until that part of the collection to be housed in the new building is moved and until the Museum Board has made arrangements for the disposal of the balance, Building 14 cannot be demolished. The new building is scheduled for completion early in 1972.'

Following upon that resolution, the Museum has undertaken a massive project to sort and catalogue its collection. Work on the collections in Building 14 had to cease late in August when conditions in the Building became impossible for work; there is no heating in Building 14 and the temperature there is not suitable for comfort. The job of sorting and cataloguing the collections is still going on, but the material being worked on is brought to space in the Centennial Museum for this purpose.

On September 23, upon learning of the Federal Government's interest in using Building 14 for the restoration of the 'St. Roch', I wrote to Mr. G. J. Bowen, Director Technical Services Branch, National Historic Sites Division of the Department of Indian Affairs and Northern Development in Ottawa. In part I told him '.. it will not be possible to provide any space in Building 14 ... Building 14 is not designed, and is quite unsuitable, for working in. It has been useful to us for storage only, but as such it is to be replaced when the new building adjacent to the Museum is completed in 1972.'

On October 25, Mr. Bowen replied to me 'It is regretted that Building No. 14 will not be available for storage and restoration work on the R.C.M.P. St. Roch; as this building, by its construction and proximity, would appear to be most suitable for our purposes.

The necessity to acquire similar space is recognized and it would be appreciated if we could be informed of the date of demolition so that alternate arrangements can be made by this Department.'

I submit the above excerpts and the resolution of the Greater Vancouver Civic Museum and Planetarium Board 'that the Vancouver City Council be advised that the Federal Government will require the use of Building 14 during the restoration of the St. Roch for some period of time, at present indefinite', for consideration."

Your Board submits the matter to Council for CONSIDERATION.

INFORMATION3. Proposed Senior Citizens  
Housing Project: Kitsilano

The Director of Planning and Civic Development reports as follows:

"A letter dated December 28, 1971, to His Worship the Mayor and Members of Council from the Kitsilano Ratepayers' Association has been referred to me for report. This letter recommends that the 'Greek Orthodox Church site' at the north-west corner of 7th Avenue and Vine Street should be used as the site for the proposed senior citizens housing project.

The site, which consists of Lots 11, 12 and 13, Block 282, D.L. 526, has dimensions of 150' x 120'. The church building is located on Lots 11 and 12 and a house on Lot 13. The reasons why this site was not considered for the project as covered by the Technical Planning Board's report of December 10, 1971, are:

- (a) It is zoned RT-2 Two Family Dwelling District and therefore would not permit a high-rise development.
- (b) Development Permit No. 55812 was issued on September 7, 1971, for the alteration, addition to and use of the property by the Neighbourhood Services Association of Greater Vancouver for Day Care Centre, Kindergarten, Social Centre for Senior Citizens, etc.

The letter from the Kitsilano Ratepayers' Association states that the site is owned by the City of Vancouver. However, my information is that Lots 11, 12 and 13, Block 282, D.L. 526 are owned by the Neighbourhood Services Association of Greater Vancouver."

Your Board submits the foregoing report for the INFORMATION of Council.

(Copies of the letter dated December 28, 1971, from the Kitsilano Ratepayers' Association is circulated for the information of Council.)

FOR COUNCIL ACTION SEE PAGE(S) 647



FIRE AND TRAFFIC MATTERS

RECOMMENDATION AND CONSIDERATION

1. A. La France Fire Engine

When considering a Board of Administration report dated November 5th, on offers received for a 1947 La France fire engine, the City Council on November 23rd noted that Lever Arms Service Ltd. had submitted an offer of \$501.00 for this equipment for retention on an historic - interest basis. Council passed the following resolution:

"THAT the offer for the 1947 La France Fire Engine made by Lever Arms Services Ltd. be referred to the Corporation Counsel for report, particularly on the aspect of the City's position having invited offers on the equipment."

The following report has been received from the Corporation Counsel:

"I have been asked to comment on the recommendation made by the Purchasing Agent and the Fire Chief in the light of the submission made by Mr. A. Lever in connection with the sale of the surplus LaFrance fire engine.

In the disposition of material of this kind, the Purchasing Agent has an option to either dispose of the machinery by public auction or, if thought to be advantageous to the City, to solicit offers. In the instant case it was thought to be advantageous to solicit offers. Unfortunately this method produced only one bid (by Mr. Lever) and this bid was approximately one-half of the value at which the equipment had been appraised, and also roughly one-half of what past experience indicated the City would receive for equipment of this type. As a consequence the Purchasing Agent and Fire Chief recommended that this equipment be put up for sale at the next public auction.

The terms and conditions of this contract clearly state (a) 'The City reserves the right to accept or reject all or any part of this offer.' and (b) 'Highest or any offer not necessarily accepted.'

It is my opinion therefore, that from a legal standpoint there is nothing that would preclude the City from rejecting this offer."

Under date of November 26th, the Village of Zeballos submitted a letter advising of a resolution of its Council:

"THAT the Village of Zeballos bid five hundred and fifty dollars (\$550.00) for La France Pumper Truck, Model Spartan 100 Series."

It appears that Zeballos has an urgent need of a fire truck.

Subsequently Lever Arms Service Ltd., learning of this offer from Zeballos, has indicated that the Company is prepared to raise its offer to match the Zeballos bid.

/continued . . .

Clause No. 1 Continued

Based on the foregoing, the Purchasing Agent and the Fire Chief recommend that the offer from Zeballos be rejected, as it was submitted after bids were closed and also that the offer from Lever Arms Service be rejected and the equipment be put up for auction at a future date.

If Council approve of this recommendation, both Lever Arms Service and the Village of Zeballos will be notified when the date of auction is set.

Your Board RECOMMENDS that the foregoing report of the officials be approved.

**B. 1943 Bickle-Seagrave Fire Engine**

At the same meeting of Council, November 23rd, when considering the Board of Administration report on offers received for the purchase of a 1943 Bickle-Seagrave fire engine, the B.C. Antique Fire Apparatus Association requested that this equipment be preserved at a local museum such as Heritage Village, and proposed that the equipment be sold to the Association for \$1.00. Council then passed the following motion:

"THAT ownership of the 1943 Bickle-Seagrave Fire Engine be transferred to Heritage Village for the nominal sum of \$1.00; it being understood the Village can make its own arrangements with the Association in the matter of restoration."

Subsequently a letter has been received dated December 1st, from the Association asking that the ownership pass to the Association and not Heritage Village. The Association advise that Heritage Village is providing the land for "Fire Hall of Yesteryear" and the Association is building the Fire Hall and providing the equipment.

The Acting Director of Heritage Village, Mr. Lott, has no objections to the fire engine being transferred to the Association as the Association is, in effect, an exhibitor. Also Heritage Village can not guarantee that this fire engine will be displayed there as it is dependent upon the Association constructing an old fashioned Firehall.

Your Board submits the request of the B.C. Antique Fire Apparatus Association to transfer ownership of the Bickle-Seagrave Fire Engine to the Association, for Council CONSIDERATION.

(A copy of the letter from the BCAFAA and the Board of Administration report of November 5th, are circulated for information.)

FOR COUNCIL ACTION SEE PAGE(S) 647-648

Board of Administration, January 7, 1972 . . . . . (FINANCE - 1)

## FINANCE MATTERS

### RECOMMENDATIONS

#### 1. Annual Financial Authorities

The Director of Finance has requested certain authorities as required by the City Charter:

Your Board RECOMMENDS:

- (a) That the Director of Finance be authorized for the period January 1 to December 31, 1972, in accordance with Sections 215 and 216 of the Vancouver Charter to draw warrants for payment and to report same in writing to the City Clerk for the information of Council within fifteen days after the end of each month in which the warrant is drawn.
- (b) That the Director of Finance be authorized to temporarily use, during the period January 1st to July 15th, 1972, such capital funds as are available, for other expenditures of the City pending collection of taxes, as provided by Section 259(b) of the Vancouver Charter.

#### 2. Authority to Invest Funds

The Director of Finance has requested authority to invest funds as they become available during the year 1972.

Your Board RECOMMENDS that the Director of Finance, in consultation with the Board of Administration, be authorized, for the year 1972, to invest the funds of the following accounts as same become available, and to vary the investments from time to time as may be expedient:

For Sinking Fund Account; For Debt Charges Equalization Account; Cemetery Perpetual Care Funds; Captain Vancouver's Grave Maintenance Trust Fund; Pension D. Funds; Taylor Manor Trust Funds.

Securities of or guaranteed by the Government of Canada;  
Securities of or guaranteed by a Province of Canada;  
Securities of the City of Vancouver;  
Securities of the Greater Vancouver Water District;  
Securities of the Greater Vancouver Sewerage and Drainage District;  
Securities of the Greater Vancouver Regional District;  
Bank Deposit Receipts.

#### For General and Capital Accounts

Securities of or guaranteed by the Government of Canada;  
Securities of or guaranteed by the Province of B. C.;  
Bank Deposit Receipts.

Board of Administration, January 7, 1972 . . . . . (FINANCE - 2)

3. Canada Assistance Plan Funding for Computer Hardware

The Director of Finance has submitted the following report:

"The Data Processing & Systems Division has completed a feasibility study of the possibility of using the computer much more extensively in the Welfare and Rehabilitation Department. The application under consideration is in the Financial Aid area and studies to date have shown that idea is definitely beneficial for the operation of the Financial Aid Division, and additionally will significantly reduce the Division's operational costs. However, at this time Canada Assistance Plan legislation does not provide for the sharing of computer hardware costs, even though the computer can be used to increase the efficiency and effectiveness and reduce the costs of the welfare operation.

The Co-ordinator of Data Processing & Systems has discussed the proposed system and the apparent inequity in Canada Assistance Plan legislation with the Provincial Welfare authorities, who agree that the system would be beneficial, and that in this case, computer hardware should be a shareable cost.

The Co-ordinator of Data Processing & Systems will be in Toronto on January 13th and 14th attending a Board meeting of the Committee on Urban and Regional Information Management (COMRIM), a CFMM subcommittee, (travel for this purpose has been approved by Council) and while in the area, would like to spend one day in Ottawa meeting with Federal Health and Welfare officials to discuss the possibility of having the Federal Government participate in the cost of computer hardware for the welfare system. The cost of this one day in Ottawa would be about \$100 for airfare and expenses, plus one day's leave with pay. Funds are available in Account #7901-250 (Travel Expenses - Social Service).

The Co-ordinator of Data Processing & Systems requests authority to travel to Ottawa to meet with Federal officials to discuss the possibility of Federal sharing of the computer hardware costs for the City's Welfare Department, at a cost of about \$100 plus one day's leave with pay, the funds to be charged to Account #7901-250 (Travel Expenses - Social Service), and I recommend that this authority be given."

Your Board RECOMMENDS that the recommendation of the Director of Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 648

BOARD OF ADMINISTRATIONPERSONNEL MATTERSSUPPLEMENTARY REPORTJANUARY 7, 1972RECOMMENDATIONS

1. Classification Review - Three New Positions, Recreation Division,  
Board of Parks and Public Recreation

The Acting Director of Personnel Services reports as follows:

"City Council on November 23, 1971 approved a report from the Director of Social Planning and Community Development which recommended that the allocation of program funds for Thunderbird Neighbourhood Centre previously approved by Council in the amount of \$10,900 be revised to \$8,650 to cover operating costs for staffing and programming purposes for the balance of 1971. The Superintendent of Parks reports that there will be the requirement for three new positions of Director, Assistant Director and a Clerk Typist. I have therefore reviewed the proposed duties and responsibilities of the above mentioned positions.

- I. The incumbent of one position will be required to plan, develop and implement in conjunction with the Thunderbird Neighbourhood Centre Association a varied comprehensive community recreational program. He will supervise subordinate staff, recruit and train part-time staff, co-ordinate the use of other facilities in the community, maintain close liaison with other community centres and assist the Community Association in the development of operational policy and the attainment of the Association's objectives. The work of this position will be very similar to that performed in the Vancouver Central, West Point Grey, West End and Vancouver East Projects. Therefore, I recommend that this position be classified as a Community Centre Director II, Pay Grade 22 (\$703-843) plus seven percent for a 37½ hour week effective when adopted.
- II. The second position will require the incumbent to perform recreational work of a supervisory and instructional nature in assisting the Community Centre Director II develop and direct a varied comprehensive community recreational program at the Thunderbird Neighbourhood Centre. The work of this position will fall substantially within Class Specification No. 685-1, Assistant Community Centre Director II, Pay Grade 18 (\$585-703) plus 7% for a 37½ hour week, and I recommend that it so be classified effective when adopted.

The above two positions will be reviewed in one year.

- III. The third position will involve typing and clerical work of limited complexity in performing a variety of assignments in accordance with clearly defined work methods and procedures. The incumbent will be required to answer telephone and personal enquiries, maintain elementary office records, collect some remittances for program fees and type from copy, rough draft or general instructions. The work of this position will fall substantially within Class Specification No. 003, Clerk Typist II, Pay Grade 9 (\$398-472), and I recommend that it be so classified effective when adopted.

This position will be reviewed when the Centre is occupied.

(continued...)

Board of Administration, January 7, 1972 . . . . . (PERSONNEL - 2)

Clause No. 1 (continued)

The estimated recurring annual cost of this proposal, when the incumbents have reached the maximum step in their respective pay grades, and based on 1971 (2nd half) rates and including fringe benefits will be \$31,381.

The Comptroller of Accounts reports that funds in the amount of \$26,715 for 1972 will be included in the Park Board 1972 budget estimates.

This report has been discussed with the Superintendent of Parks and the Business Manager, Municipal and Regional Employees' Union, both of whom concur herein."

SUMMARY

<u>Incumbent</u>	<u>Proposed Classification</u>	<u>Effective Date</u>
One New Position	Community Centre Director II P.G. 22 (\$703-843) (\$735-843)* Plus 7% for a 37 1/2 hour week	When adopted
One New Position	Asst. Community Centre Director II P.G. 18 (\$585-703) Plus 7% for a 37 1/2 hour week	When adopted
One New Position	Clerk Typist II P.G. 9 (\$398-472)	When adopted

\*Effective salary range as per Regulation 160-1(a)

Your Board RECOMMENDS that the foregoing recommendations of the Acting Director of Personnel Services be adopted.

FOR COUNCIL ACTION SEE PAGE(S).....648

JANUARY 7, 1972

RECOMMENDATION

1. Self-Insurance for Plate Glass

Your Board has received the following report from the Director of Finance.

"On December 21, 1971 when considering the subject of plate glass insurance, Council passed the following motion.

'That the City do not continue to carry this class of insurance, and the Director of Finance report back in regard to setting up an insurance trust fund.'

The estimated total value of (previously) insured glass is \$736,000. It is basically inconceivable that all this glass would be broken in one year but even if it was, the City could manage to absorb the loss. The City does have several individual locations where a major loss could result in glass replacement costs in excess of \$50,000. Again, the City could absorb such a loss at one of these locations. However, the most likely situation is a continuation of present experience of approximately \$3,000 of insured losses per year (plus the \$50 deductible that the City has been paying, plus claims for less than \$50).

Given the above picture, including the City's ability to absorb, reasonably easily, a loss in the \$50,000 to \$100,000 range, we do not consider it necessary to establish a self-insurance reserve fund for plate glass. Rather, losses should be charged to an ordinary expense appropriation in the operating budget each year.

Therefore, I would RECOMMEND

that an appropriation be established in the City's operating budget each year at a level reflecting the City's average loss experience on plate glass and that the appropriation for 1972 of \$10,000 be approved now, subject to any readjustment considered necessary during the normal budget review in the Spring."

Your Board recommends Council approval of the recommendation of the Director of Finance.

2. Advance Purchases  
Britannia Community Services Centre  
1630 Napier Street

The Supervisor of Property and Insurance reports as follows:-

"On July 13th, 1971, City Council authorized the Supervisor of Property and Insurance to negotiate the advance purchase of private properties in Stage I of the proposed Britannia Community Services Centre on the initiative of owners.

Lot 5, Block 38, D.L. 264A, known as 1630 Napier Street is located in Stage I and has been offered for sale to the City by the owners.

(Continued)

Clause No. 2 (Continued)

These premises comprise a one-storey, no basement, frame dwelling with a main floor area of approximately 840 sq. ft. erected in 1906 on a site 33' x 122', zoned RM-3. This dwelling contains 4 rooms and a large utility room, 5 plumbing fixtures, has a patent shingle roof, a siding exterior and is heated by automatic gas heaters. The interior of the dwelling has been remodelled and is in better than average condition for age and type. This property is occupied by the owners.

Following negotiations, the owners have agreed to sell for the sum of \$16,100.00 as of December 31st, 1971, subject to the owners retaining rent-free possession to January 31st, 1972. This price represents a fair and reasonable value for this property. Central Mortgage and Housing Corporation has reviewed this transaction and details thereof are entered in their records.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of \$16,100.00 on the foregoing basis chargeable to Code #531/1213 - Advance Purchases - Redevelopment."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

3. Advance Purchases  
Britannia Community Services Centre  
1633 Napier Street

The Supervisor of Property and Insurance reports as follows:-

"On July 13th, 1971, City Council authorized the Supervisor of Property and Insurance to negotiate the advance purchase of private properties in Stage I of the proposed Britannia Community Services Centre on the initiative of owners.

Lot D, Block 28, D.L. 264A, known as 1633 Napier Street is located in Stage I and has been offered for sale to the City by the owner.

These premises comprise a one-storey and basement frame dwelling with a main floor area of approximately 1,200 sq. ft., erected in 1910 on a site 31' x 127', zoned RM-3. The dwelling contains 5 rooms, a fireplace, and 4 plumbing fixtures on the main floor. There are also 4 finished rooms and 5 plumbing fixtures in the basement plus a storage room, a utility room and a furnace room; all of which are lined with wallboard. These premises are occupied by the owner and an elderly pensioner who will relocate with the owner.

The dwelling has a patent shingle roof, asbestos siding exterior, a concrete foundation and heat is supplied by an automatic gas hot air unit. This dwelling has been substantially renovated in past years and has been extremely well maintained for age and type.

(Continued)



Board of Administration, January 7, 1972 . . . (PROPERTY MATTERS - 3)

Clause No. 3 (Continued)

Following negotiations with the owner's agent, he has agreed to sell for the sum of \$22,000.00 as of December 31st, 1971, subject to the owner retaining rent-free possession to February 15th, 1972. This price represents a fair and reasonable value for this property. Central Mortgage and Housing Corporation has reviewed this transaction and details thereof are entered in their records.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of \$22,000.00 on the foregoing basis, chargeable to Code #531/1214 - Advance Purchases - Redevelopment."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

4. Sale: Site No. 11, Area B Champlain Heights  
South Side of Rosemont Drive, East of Kerr  
Senior Citizens Housing

The Supervisor of Property and Insurance reports as follows:

"On September 2nd, 1970, City Council approved the sale of Site No. 11, Area B, Champlain Heights, Zoned CD-1, situated South Side of Rosemont Drive, East of Kerr, to the M. Kopernik (Nicolaus Copernicus) Foundation for development of low-income senior citizens' housing, by a non-profit society. The approval was subject to (a) a price being negotiated satisfactory to the City, and (b) a scheme of development being approved by the Technical Planning Board.

It is Council's policy (Resolution of December 5th 1967) that in the case of non-profit societies sponsoring senior citizens' housing, City land be made available at a price of the assessed value based on subdivided land, as determined for General purposes, set out in Section 342 (1) of the Vancouver Charter.

The plan of subdivision of this site was deposited for registration this year, and as such it does not appear on the 1971 assessment roll. However an estimate of the assessed value based on assessments of comparable parcels of land with similar development regulations indicates a selling value of \$56,000.00 per acre for senior citizens' development. The M. Kopernik Foundation have indicated their acceptance of this price. The site consists of 2.030 acres.

RECOMMENDED that Lot 44, D.L. 334, Group 1, N.WD., Plan No. 14240 be sold to the M. Kopernik (Nicolaus Copernicus) Foundation, subject to the following conditions:

- (a) a purchase price of \$113,680.00 on City terms at 9% interest, plus a portion of the estimated current years taxes and registration fees;
- (b) the scheme of development be approved by the Technical Planning Board;
- (c) that the date of sale be 90 days from Council's approval or the date of issuance of a development permit, whichever is the sooner;

(Continued)

Board of Administration, January 7, 1972 . . . (PROPERTY MATTERS - 4)

Clause No. 4 (Continued)

- (d) that the purchaser shall give to the City an option to repurchase at the net sales price, the City to have the right to exercise such option in the event that the purchasers have not proceeded with construction at the end of 2 years;
- (e) the purchaser shall give to the City a 21 year option to repurchase at the net sales price, the City to have the right to exercise the option in the event that the property is utilized for any other than senior citizens development, in accordance with the Elderly Citizens Housing Act."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

5. S/S 3300 Block Kingsway, West of Tyne Street  
Rental Review

The Supervisor of Property & Insurance reports as follows:

"City-owned Lot 4, Block 52, D.L. 37, situated on the South side of Kingsway West of Tyne Street is leased to Marine Hotel Limited for a period of 20 years, expiring March 31st, 1981. The lease of the City lot is subject to rental reviews at the end of each five-year period, the second review date being April 1st, 1971.

When notified of the pending review, the lessee requested consent to purchase the lot rather than to continue with the lease.

Subsequently, the Director of Planning investigated the lessee's request and recommended that the City lot be released for sale subject to it being consolidated with adjoining Lots 1 and 2 to the East, to form one parcel. This condition was imposed to ensure the continued use of the site for "required parking" in conjunction with the hotel operation, located on the South-east corner of Kingsway and Tyne Street. The lessees have advised that they have acquired Lot 2, but are unable to purchase Lot 1, which they now lease. Since the condition of sale requiring consolidation could not be met, the lease of the City lot is to be continued.

The rental review, which had been deferred pending the investigation of the possible sale, has been completed and it is recommended that the rent be increased from \$540.00 per annum plus taxes on land and improvement to \$1,400.00 per annum, plus taxes on land and improvement as from April 1st 1971. On the basis of the 1971 assessed values and mill rates, the monthly rental is \$154.72. The lessee's solicitor has advised that they agree to the rental increase.

Recommended that the rental for Lot 4, Block 52, D.L. 37 for the 5-year period, commencing April 1st, 1971 be increased to \$1,400.00 per annum, plus taxes on land and improvement, the rental to be charged on a monthly basis."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

CONSIDERATION

6. Request - Mrs. May C. Gutteridge for  
Free Use of Premises at 258 Powell Street  
For Clothing Depot (Gastown Workshop)

The Supervisor of Property & Insurance reports as follows:

"The above property was acquired for the Provincial Courts (Vancouver) Complex pursuant to Council Resolution of July 27, 1971 and is situated in Phase II of the development where the building will not be required to be demolished until at least September, 1972.

258 Powell Street is retail store premises with a frontage of 18 feet on Powell Street and was leased by the former owner to Lucky White Elephant Trading Post under a lease expiring July 31, 1972 at a monthly rental of \$125.00. On October 31, 1971 this lessee vacated the premises voluntarily and we have been unable to re-rent this space because of the short length of tenure that could be offered.

On December 8, 1971 the City Clerk received a letter, a copy of which is attached to this report, from Mrs. May C. Gutteridge, Parish Worker of St. James' Church, requesting use of the above premises for storage of second hand clothing. Mrs. Gutteridge requests free rental of the premises as the clothing is to be distributed without charge to needy persons in the area, but she will pay for light and heat and will vacate the store when required by the City.

It is noted that Mrs. Gutteridge, until November 30, 1971, operated the Gastown Workshop from 213-215 East Cordova Street and on October 26, 1971 City Council approved a grant of \$3,500.00 towards rent which she was committed to apply to taxes owing on this property. Mrs. Gutteridge now operates the Gastown Workshop from 373 East Cordova Street but this location does not give her the floor space that was available at the former location."

If Council agrees to the requested occupancy without charging an economic rent then your Board suggest than an appropriate month-to-month lease be entered into with provision for a nominal monthly rent.

Your Board submits the foregoing report of the Supervisor of Property and Insurance for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 649